



Delegated Action of the Executive Director

PROJECT Child Development Center Addition / Alteration --Naval Support Activity Bethesda Montgomery County, Maryland	NCPC FILE NUMBER 7463 NCPC MAP FILE NUMBER 3101.30(38.00)43723
SUBMITTED BY United States Department of Defense Department of the Navy	ACTION TAKEN Preliminary and final approval of site and building plans REVIEW AUTHORITY Advisory per 40 U.S.C. § 8722(b)(1)

The U.S. Department of the Navy has requested preliminary and final approval of site and building plans for an addition and alteration of the existing Child Development Center (CDC) at the Naval Support Activity Bethesda (NSA Bethesda). The primary goal of the project is to provide sufficient capacity for anticipated childcare demands at the installation.

The project, located in the southern part of NSA Bethesda immediately north of Jones Bridge Road, is to develop a campus setting for the CDC. The project consists of interior alterations to approximately 3,000 gross square feet of the existing CDC building; a new 34,291-gross-square-foot CDC building; a new twenty-four hour, 5,262-gross-square-foot Continuous Child Care Facility (CCCCF); and a new drop-off/pick-up area. The project will have a total land disturbance area of 4.9 acres (although the majority of this acreage consists of an existing parking lot).

The existing CDC houses 72 employees and approximately 266 children. Post alteration the existing CDC is planned to house 292 children. The new CDC will house approximately 90 staff and 300 children. Thus the overall employment for the CDC once complete will be 162 and the total number of children at the CDC once complete will be 592. In addition to these figures, the new CCCC will house 7 staff and 20 children.

The project site's developable area is constrained by Anti-Terrorism / Force Protection (ATFP) requirements, which include setbacks from the existing CDC, the bowling alley (Building 56) immediately to the north of the site, and the installation perimeter immediately to the south; the site is also constrained by steep slopes to the northwest. However, even with these constraints, the proposed site plan will create a well-integrated campus of buildings and play areas.

The new buildings, with their single-level design and brick-clad exterior, will have a residential feel for the comfort of the children. The use of the brick cladding is also used to relate the new buildings to the existing CDC, which has a similar brick exterior. Other exterior materials include insulated glazing and a standing seam metal roof. The new building's residential scale and character will also serve to relate the CDC campus to the private single-family residential homes to the south, across Jones Bridge Road.

The project is designed to attain Leadership in Energy and Environmental Design (LEED) Silver certification.

The project's site layout constraints that are due to ATFP requirements reduce the amount of existing landscaping that screens the views onto the installation from Jones Bridge Road. The Navy notes that while the current project budget cannot accommodate additional landscaping in this area, as the project moves forward additional landscaping will be considered should any cost savings accumulate.

As noted above, the site of new construction consists primarily of an existing parking lot, which currently has 285 spaces. The project will remove all existing parking spaces and construct 135 new spaces, resulting in a total installation reduction of 150 parking spaces. Thirty-three of the new spaces will be temporary drop-off/pick-up spaces for the parents and their children, and the remainder of the spaces are planned to be used for general NSA Bethesda employee parking rather than CDC-specific employee parking (CDC employee parking will be provided on the same basis as other installation tenant employee parking—that is each tenant is assigned a given amount of employee parking based on staff size). Future CDC employees will arrive in a staggered manner based on drop-off times for the children, with approximately 9 personnel arriving each half-hour between 6:00 AM and 9:00 AM, and leaving every half-hour, between 3:00 PM and 6:00 PM. This arrival/departure pattern will effectively serve the operation of the new CDC and also lessen the new facility's traffic impact on the area's roadways during peak periods. The minimal number of CCCF employees will begin their shifts at various times and are not expected to have an impact on the area's roadways during peak periods. With the project's overall reduction in parking spaces on the installation, the project will not contribute to a violation of the NCPC-recommended installation staff parking ratio of 1 space per 3 employees.

The proposed project will be constructed in compliance with all applicable federal, State, and local laws, and all relevant permits (including stormwater management and erosion and sediment control permits from MDE) will be obtained prior to construction. The project site is not located in a 100-year floodplain and/or delineated wetlands; therefore, the project will not adversely impact any floodplains or wetlands at NSA Bethesda. The project will construct four micro-bio-retention areas, one rain garden, and one infiltration trench facility. The combination of these facilities located across the site will mimic the undeveloped condition of the site better than current conditions. With these facilities, post-development conditions will decrease stormwater runoff rates and volumes for both 2-year and 10-year storm events. Specifically, the 2-year storm runoff rate and volume will be reduced by more than 25 percent from existing conditions. In addition, all predevelopment rates and volumes will be maintained or reduced, meeting the requirements of Option 2 of the Energy Independence and Security Act of 2007 Section 438. The Energy Independence and Security Act of 2007 Section 438, provides two methods to comply. Method 1 requires retaining 100 percent of the runoff volume associated with the 95th percentile storm, and Method 2 requires performing a hydrologic analysis demonstrating that pre-developed runoff conditions are maintained. This project will utilize Method 2 by performing hydraulic modeling demonstrating that pre-developed runoff conditions are maintained.

The general location of the new CDC and CCCF is identified in the 2008 Master Plan Update for National Naval Medical Center Bethesda, which was reviewed and approved by the Commission at its February 5, 2009 meeting. Both facilities are also included in the 2012 Draft Installation Master Plan for the NSA Bethesda, which was recently reviewed by the Commission on November 1, 2012.

In compliance with the National Environmental Policy Act the proposed project has been reviewed by the Navy, and on August 23, 2012 the Navy determined that the new construction meets the Navy's criteria for a Categorical Exclusion per the OPNAVINST 5090.1 C, Environmental Readiness Program Manual, 18 Jul 11, of section 5.5.1 (b) 34, and can be excluded from further documentation under NEPA. Section 5.5.1 (b) 34 includes "New construction that is similar to existing land use and, when completed, the use or operation of which complies with existing regulatory requirements." The Navy has also determined that the alterations to the existing CDC fall under Section 5.5.1 (b) 35, which includes "Demolition, disposal, or improvements involving buildings or structures when done in accordance with applicable regulations including those regulations applying to removal of asbestos, PCBs, and other hazardous materials."

In compliance with the National Historic Preservation Act, the Navy concluded Section 106 with a determination that the proposed construction would have no adverse effect on historical resources. On January 24, 2013, the Maryland Historic Trust, as the State Historic Preservation Office, agreed with this determination.

Given the project's location at NSA Bethesda, which is outside the District of Columbia, NCPC does not have independent responsibilities under the National Environmental Policy Act or the National Historic Preservation Act.

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Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and 40 U.S.C. §8722(b)(1), I approve the preliminary and final site and building plans for the addition and alteration to the Child Development Center at the Naval Support Activity Bethesda in Montgomery County, Maryland.

Marcel Acosta
Executive Director

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